

This email is sent to all eligible RAP Contractors for Auction 729
Auction 729 Preview File is Attached

ANNOUNCEMENT OF UPCOMING AUCTION – AUCTION 729

The Reverse Auction Program is planning the following auction:

Auction 729 on Saturday April 22, 2017 from 10:00am to 4:00pm (EST)

Auction 729 includes approximately 213 Multi-Family housing properties in 24 states and the District of Columbia. The auction is scheduled for **Saturday, April 22, 2017, from 10:00 AM until 4:00 PM Eastern time. The period of performance will be seventy six (76) calendar days starting May 17, 2017 and ending August 1, 2017.** It is imperative that these inspections be performed within the period of performance.

Please note: Inspections awarded in **Auction 729** *cannot* be scheduled or performed on the following HUD proposed Federal Holidays.

Memorial Day – Monday May, 29, 2017

Independence Day – Tuesday July 4, 2017

For this auction, we need to make you aware of the slightly modified Uniform Physical Condition Standard protocol that you should be applying when you conduct an inspection from this auction.

On July 27, 2011, the White House Domestic Policy Council, HUD, Treasury and USDA met with several state Housing Finance Agency (HFA) representatives, the National Council of State Housing Agencies and other stakeholders to discuss the Obama Administration's efforts to reduce duplicative regulations by better aligning federally funded affordable rental housing programs.

In order to accommodate the needs of the various agencies involved, the following slight variations to the UPCS standard protocol should be applied when you conduct an inspection under this pilot program:

1. Inspector will generate sample based on the property profile developed on-site and not the total number of units from DCD.
2. Regardless of the current vacancy rate, vacant units will be inspected when selected as part of the sample. If vacant units come up in sample inspector **WILL NOT MARK AS VACANT** and go ahead and inspect it (please remember this because if marked as vacant and saved then inspector will not be able to inspect unit). Inspector will put comment in the unit comments field

– vacant unit inspected. The current protocol of selecting an alternate unit in the sample due to reasons such as resident sickness, unit in litigation, no keys, etc. remains unchanged.

3. The inspector should add a note as follows: "**HUD Inter-Agency Alignment Program**" in the property inspection tab comment section, in addition to the vacancy rate and bed bug information like they already do.
4. The inspector will include the actual occupancy rate in the Property Section comment box.
5. Inspectors must call the TAC (1-888-245-4860) and get a TAC # on each inspection since the property profile will need to be changed for each inspection due to the inclusion of non-HUD affiliated units.

Please note that only the inspections included in this auction need to follow these slight modifications to the protocol.

To participate in the bid process for Auction 729 there are six mandatory requirements that eligible contractors must meet:

1. Have attended the mandatory pre-bid teleconference held 4/18/2017;
2. Be in good standing with HUD and have no outstanding billing issues;
3. Have no open past due inspections;
4. Scheduled inspections for recent auctions by the due date;
5. Be in compliance with confirmation emails for properly scheduled inspections.
6. Have no Termination for Default in recent auctions or be prohibited from participating in auctions.

PENALTY: If a contractor is found to be in violation of these terms, the contractor will be notified via email and will be prohibited from participating in the next five (5) auctions.

Please note: The estimated duration did not increase per the preview file and PO however it should be considered that a 2 day inspection is a 2.5 day inspection when bidding. The ceiling prices reflect this change in duration.

Ceiling Prices for Auction 729 are as follows:

Duration	Ceiling Price
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1 Day =	\$ 675
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1.5 Days =	\$ 1000
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2 Days =	\$ 1150
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2.5 Days =	\$1300
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